



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Request for Sidewalk in 800 Block of South Fairmont Avenue

**MEETING DATE:** March 2, 1994

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council discuss the sidewalk deficiencies on South Fairmont Avenue and take appropriate action.

**BACKGROUND INFORMATION:** At its last meeting, the City Council received the attached letter from a local resident requesting that sidewalk be installed on two parcels in the 800 block of South Fairmont Avenue. The letter points out that, in this area of South Fairmont Avenue, there are several nursing homes and many doctors' offices and, during the wet season, it is impossible to walk along this area or push someone in a wheelchair. Pedestrians must go into the street in this 135'± area because of the mud. On South Fairmont Avenue there are only two parcels between Lodi Avenue and Vine Street, located at 825 and 831 South Fairmont Avenue, that are without sidewalk. Both lots are developed. South of Vine Street, sidewalk is missing on the east side of the 1000 block of Fairmont Avenue, opposite the Lodi Memorial office building. This block is undeveloped.

Curb, gutter and sidewalk is the property owner's responsibility and, under the Streets and Highways Code, the City can require these improvements be made. The attached copy of Section 5875 of the Streets and Highways Code outlines circumstances which could require the property owner to install sidewalk.

Historically, other than as a part of new construction, sidewalk has been required to be installed by property owners when the City does a major street improvement project or when the deficiency causes a hardship and hazard to pedestrians. Because of the amount of traffic on this street, the width of the street and the type of pedestrians using this area, the lack of sidewalk can be considered both a hardship and a hazard.

If the City Council wishes to order the installation of sidewalks, appropriate direction should be given and a public hearing should be set for April 6, 1994. Between the date of the order and the public hearing, staff will formally notify the owners. A copy of the checklist for that procedure, together with a copy of the first letter the property owner would receive under these procedures, is also attached. The property owners are also being sent a copy of this Communication.

**FUNDING:** Responsibility of the property owners.

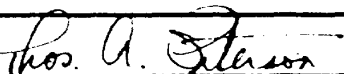
  
Jack L. Ronsko  
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

**Attachments**

cc: City Engineer  
Property Owners  
Concerned Citizen

APPROVED



THOMAS A. PETERSON  
City Manager



RECYCLED PAPER

RECEIVED

APR 10 1966

TO WHOM IT MAY CONCERN:

I know the City Council wants to do everything possible to protect and help the citizens of Lodi.

There is a problem which I hope can be corrected as soon as possible. There are two city lots with homes on them on South Fairmont Street (west side of 800 block) that do not have any sidewalks in front of them. I have heard there is an antiquated law which states that this has to be handled by the owner of the property, but this is ridiculous when it hinders citizens. Within that block are two Nursing Homes and many doctor offices. Friends like to push their loved ones around this block in wheel-chairs. When it rains the wheels sink into mud and when dry it is very bumpy. The only alternative is to go out in the street which is very dangerous.

I just can't believe Lodi has such a situation and nothing has been done about it.

An answer and attention to this matter will be appreciated.

Sincerely,

*Mrs. Helen Zonkel*  
Mrs. Helen Zonkel  
1627 Saratoga  
Lodi, CA 95240

**STREETS AND HIGHWAYS CODE**  
**Section 5875**

**ARTICLE 2. PERFORMING THE WORK**

**§ 5875. Duty to construct**

The owners of lots or portions of lots fronting on any public street or place when that street or place has been improved by the construction of sidewalks or curbs for a total frontage of more than fifty percent (50%) on one side of such street or place in any block, or where a petition signed by the owners of more than sixty percent (60%) of the front footage of the block has been filed with the city clerk requesting the installation of such improvements, or where a petition signed by the owners of more than sixty percent (60%) of the front footage of any part of an unimproved portion or portions of a block has been filed with the city clerk requesting the installation of such improvements in front of said part, or whenever the legislative body of the city upon its own motion orders the installation of such improvements in front of said part, shall have the duty of constructing or causing the construction of sidewalks or curbs in front of their properties upon notice so to do by the superintendent of streets.

(Amended by Stats.1970, c. 1031, p. 1843, § 1.)

**CHECKLIST FOR  
INSTALLATION OF SIDEWALK  
AFTER COUNCIL DETERMINATION HAS BEEN MADE  
Section 5870 et seq.**

- \_\_\_\_\_ 1. Letter to property owner indicating that the City has set a public hearing regarding the sidewalk installation on their property. (Exhibit A)
- \_\_\_\_\_ 2. Council Communication requesting public hearing Section 5878.1 (Exhibit B) (This was done at the time the determination was made so this step is eliminated.)
- \_\_\_\_\_ 3. City Clerk publishes legal notice of hearing. (Exhibit C)
- \_\_\_\_\_ 4. Mail Notice to construct to property owner and also post on the property no later than 10 days prior to public hearing. (Exhibit D) Sec. 5878, 5878.1, 5879
- \_\_\_\_\_ 5. Prepare Affidavit of Posting and Mailing
- \_\_\_\_\_ 6. Prepare Council Communication regarding the public hearing. (Exhibit F)
- \_\_\_\_\_ 7. Prepare letter to the property owner indicating the action of the Council at the Public hearing and reiterating the date for completion of the sidewalk installation (Exhibit G)
- \_\_\_\_\_ 8. Two weeks prior to the final date to install, send owner a letter indicating that the City will issue a purchase order to its contractor. (Exhibit H)
- \_\_\_\_\_ 9. Issue purchase order to City's contractor. Sec. 5880.
- \_\_\_\_\_ 10. Prepare Council Communication requesting public hearing on Report of Cost. (Exhibit I) Sec. 5881
- \_\_\_\_\_ 11. City Clerk publishes legal notice of hearing. (Exhibit J)
- \_\_\_\_\_ 12. Prepare Notice of Cost together with Report of Cost. Mail to property owner and also post on property no later than 10 days prior to public hearing. (Exhibit K and L)
- \_\_\_\_\_ 13. Prepare Affidavit of Mailing and Posting. (Exhibit M)
- \_\_\_\_\_ 14. Prepare Council Communication transmitting Report of Cost to Council and assessing parcel.
- \_\_\_\_\_ 15. Prepare letter to property owner regarding Council action, 5-day limit to pay, lien process.
- \_\_\_\_\_ 16. Notify City Clerk of disposition of bills one week after bills are mailed (Exhibit N)
- \_\_\_\_\_ 17. If bill has not been paid within time limit, the City Clerk prepares Notice of Lien (Exhibit O) and sends it to the County Auditor to collect the amount due with the property taxes. Sec. 5890 & 5891.

CITY COUNCIL

JAMES W. PINKERTON, Jr., Mayor  
JOHN R. (Randy) SNIDER  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
EVELYN M. OLSON  
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634

TELECOPIER (209) 333-6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

July 19, 1988

\*&NAME(LISTSIDE,XTW.02M,M,,)  
\*&ADD(LISTSIDE,XTW.02M,M,,)  
\*&CITY(LISTSIDE,XTW.02M,M,,)

SUBJECT: Sidewalk Deficiencies on Lodi Avenue Between Lower Sacramento  
Road and Cherokee Lane

At its meeting on July 6, 1988, the City Council determined that sidewalk should be installed along the Lodi Avenue frontage of the 12 parcels on Lodi Avenue which do not now have sidewalk. There will be a public hearing held on September 7, 1988 to give the property owners the opportunity to protest this decision. In conformance with the Streets and Highways Code, ten days prior to that hearing you will receive a Notice to Construct. This notice begins a 60-day period when sidewalk installation must start. The notice will also give the time and place of the public hearing. Nothing needs to be done until after the public hearing. If the Council reaffirms its decision, you will have 50 days to start the sidewalk installation.

This letter is being sent to notify you of the Council's decision and the hearing date prior to the official Notice to Construct.

If you have any questions regarding the Council action or the procedure for installation, call Sharon Blaufus at 333-6706.

Jack L. Ronsko  
Superintendent of Streets/  
Public Works Director

JLR/SB/ma

cc: City Manager  
City Clerk  
Street Superintendent

Change information to meet situation

EXHIBIT A



## **MEMORANDUM, City of Lodi, Public Works Department**

**To:** City Manager  
City Council

**FROM:** Public Works Director

**Date:** February 28, 1994

**Subject:** Additional Information Regarding Sidewalk Installation on  
South Fairmont Avenue

---

The Council Communication titled "Request for Sidewalk in 800 Block of South Fairmont Avenue" indicated that there were only two parcels on Fairmont Avenue from Lodi Avenue to Vine Street that did not have sidewalk.

After the Council Communication was prepared, it was brought to our attention that there is another parcel on the east side of the 400 block of South Fairmont Avenue that does not have sidewalk. This is a 55-foot parcel between two professional buildings that is now undeveloped and is used as a garden.

The request for sidewalk, which was received from a local resident, did not address this area. However, if sidewalk installation is required by the Council in the 800 block of South Fairmont Avenue, the parcel in the 400 block of South Fairmont Avenue should also be considered. There are medical complexes in both the 800 and 400 blocks. Therefore, it makes sense to consider both of these areas at the same time. The City Attorney feels the 400 block parcel can be discussed at this meeting if the City Council makes the appropriate finding (i.e., information was received after agenda was formalized) since the Council action would only involve the setting of a future public hearing.



Jack L. Ronsko  
Public Works Director

JLR/SB/lm

cc: City Attorney  
Property Owner w/Council Communication

**CITY COUNCIL**

**JACK A. SIEGLOCK**, Mayor  
**STEPHEN J. MANN**  
Mayor Pro Tempore  
**RAY G. DAVENPORT**  
**PHILLIP A. PENNINO**  
**JOHN R. (Randy) SNIDER**

**CITY OF LODI**

**CITY HALL, 221 WEST PINE STREET**  
**P.O. BOX 3006**  
**LODI, CALIFORNIA 95241-1910**  
**(209) 334-5634**  
**FAX (209) 333-6795**

**THOMAS A. PETERSON**  
City Manager  
**JENNIFER M. PERRIN**  
City Clerk  
**BOB McNATT**  
City Attorney

**February 23, 1994**

**Property Owners and Concerned Citizen:** — see meeting list attached

**SUBJECT: Request for Sidewalk in 800 Block of South Fairmont Avenue**

Enclosed is a copy of background information on an item that is on the City Council agenda of Wednesday, March 2, 1994, at 7:00 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Blaufus at (209) 333-6706.

  
**Jack L. Ronsko**  
Public Works Director

JLR/lm

Enclosure

cc: City Clerk

ITY OF LODI

TY HALL, 221 W PINE ST  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910

KEREN R GOESCHEL ETAL  
2392 CHAD CT  
NAPA CA 94558

LODI, CALIFORNIA 95241-1910

FRANK & L HEISLER  
825 S FAIRMONT AVE  
LODI CA 95240

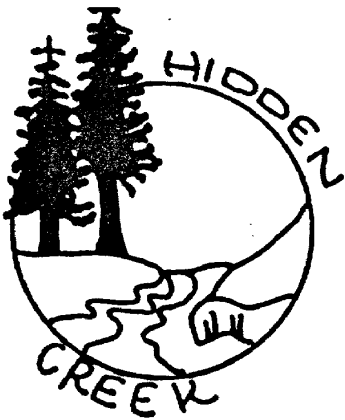
LODI, CALIFORNIA 95241-1910

MRS HELEN ZONKEL  
1627 SARATOGA ST  
LODI CA 95240

*Property  
Census*

*Unrecorded  
Census*





2392 CHAD COURT  
NAPA, CALIFORNIA  
94550

RECEIVED

FEB 28 AM 9:05

CLERK OF SUPERIOR COURT

February 26, 1994

City Council  
City of Lodi  
P. O. Box 3006  
Lodi, CA 95241-1910

Subject: Request for Sidewalk in 800 Block of  
South Fairmont Avenue

Dear Council Members:

I am writing in response to a letter to me dated February 23, 1994 and received February 26, 1994. The subject as described above is to be heard before the City Council on Wednesday, March 2, 1994. As a member of the Napa County Grand Jury, I will be unable to attend the Lodi meeting as I have a scheduled Jury meeting on that date. Please, therefore, accept this written response to your letter...

I am the co-owner of the property located at 831 South Fairmont Avenue. It was my family home since 1954 and until August of 1993 had been a rental house. It is now on the market for sale. We have had several tentative offers but nothing firm as yet. The parcel in question is zoned commercial/residential. The interest we have had in the property has been of a commercial nature. Therefore, it would seem that anything, I, as a home owner would be required to do at this time would be undone when the property is sold and developed. Being required to install a sidewalk now would cause an undue financial hardship.

Therefore, I respectfully ask that the sidewalk installation bequest be denied at this time. I would be more than willing to install a sidewalk in front of the house but due to the impending sale and unknown development on the property, a current sidewalk installation would appear to be premature.

Please advise as to your decision. Thank you very much for your help in this matter.

Sincerely,

KEREN R. GOESCHEL

CC: Marla Burgstahler  
Co-Owner  
5 Carmel Place, Chico, CA 95926

DECLARATION OF MAILING

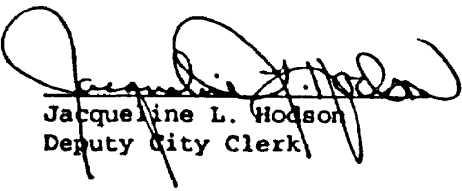
On March 3, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 3, 1994, at Lodi, California.

\_\_\_\_\_  
Jennifer M. Perrin  
City Clerk

  
\_\_\_\_\_  
Jacqueline L. Hodson  
Deputy City Clerk



**CITY OF LODI**  
Carnegie Forum  
305 West Pine Street, Lodi

**NOTICE OF PUBLIC HEARING**

Date: April 6, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

**Jennifer M. Perrin**  
City Clerk  
Telephone: (209) 333-6702

**NOTICE OF PUBLIC HEARING**


**NOTICE IS HEREBY GIVEN** that on Wednesday, April 6, 1994 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Installation of sidewalk on the 800 block of South Fairmont Avenue and the 400 block of South Fairmont Avenue

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
Jennifer M. Perrin  
City Clerk

Dated: March 2, 1994

Approved as to form:

  
Bobby W. McNatt  
City Attorney

Print Key Output

Page 1

5738551 V2R2MD 920925

S1033707

02/22/94 13:36:16

Display Device . . . . . : WA

User . . . . . : COUNTER

PARCEL DATA INQUIRY / UPDATE

ASSERS PARCEL- 033 - 080 - 0018 - Bldg Suite

\*\*\*\*\* OWNER DATA \*\*\*\*\*

OWNER 1 HEISLER FRANK & L OWNER 2  
ADDRESS 00825 S FAIRMONT City/State/Zip LODI CA 95240 0000  
PHONE

\*\*\*\*\* LEGAL DATA \*\*\*\*\*

DESCRIPTION LO RECORDING NO. 2527-521 LOT SIZE 10000 SIZE CODE F  
RECORDING DATE 03 21 62 RECORDING BOOK RECORDING PAGE  
DEED TYPE

\*\*\*\*\* PROPERTY DATA \*\*\*\*\* CODES \*\*\*\*\*

PROPERTY ADDR 00825 S FAIRMONT AV Bldg Suite \*  
City/State/Zip LODI CA 95240 0000 ZONE- 118 R-CP \* Holds: N  
OCCUPANT NAME LAND USE 0010 BLK \* Flood: N  
SUBDIV # 0000000 AMEND. CODE SUB LOT # GEN PLAN O-I \* Location: I  
IMPROVEMENT VALUE- 11906 LAND VALUE- 10497 \* Owner:  
\*

DISTRICT CODES: School Water Sewer Fire \*

\*\*\*\*\*

F7 End, F3 Restart, F10 to Update Existing Parcel or Create New Parcel

'F1A' to Mark Parcel for Deletion

— owner

Print Key Output Page 1  
5738551 V2R2M0 920925 51033707 02/22/94 13:35:01

Display Device . . . . . : WA  
User . . . . . : COUNTER

PARCEL DATA INQUIRY / UPDATE

ASSERS PARCEL- 033 - 080 - 0021 - Bldg Suite

\*\*\*\*\* OWNER DATA \*\*\*\*\*

OWNER 1 GOESCHEL, KEREN R ETAL OWNER 2  
ADDRESS 02392 CHAD CT City/State/Zip NAPA CA 94550 0000  
PHONE

\*\*\*\*\* LEGAL DATA \*\*\*\*\*

DESCRIPTION LO RECORDING NO. 92085806 LOT SIZE 17033 SIZE CODE F  
RECORDING DATE 10 19 87 RECORDING BOOK RECORDING PAGE  
DEED TYPE

\*\*\*\*\* PROPERTY DATA \*\*\*\*\* CODES \*\*\*\*\*

PROPERTY ADDR 00831 S FAIRMONT AV Bldg Suite \*  
City/State/Zip LODI CA 95240 0000 ZONE- 118 R-CP \* Holds: N  
OCCUPANT NAME THE PSYCLIST LAND USE 0010 BLK \* Flood: N  
SUBDIV # 0000000 AMEND. CODE SUB LOT # GEN PLAN O-I \* Location: I  
IMPROVEMENT VALUE- 36704 LAND VALUE- 13323 \* Owner:

DISTRICT CODES: School Water Sewer Fire \*

\*\*\*\*\*

F7 End, F3 Restart, F10 to Update Existing Parcel or Create New Parcel  
'F14' to Mark Parcel for Deletion

Mrs. Helen Zonkel  
1627 Saratoga St. - concerned citizen  
Lodi, CA 95240

Dr. Gordon B. Roget  
510 S. Fairmont Ave. - owner 410 S. Fairmont Ave.  
Lodi, CA 95240

Ladon G Bader  
Attorney - Dr. Roget's attorney  
1124 W. Tokay  
Lodi, CA 95240

CITY OF LODI  
MEMORANDUM FROM THE OFFICE OF THE CITY ATTORNEY  
\*\*\*\*\*

To: Honorable Mayor and City Councilmembers  
From: Bob McNatt, City Attorney  
Date: March 4, 1994  
Subject: Payment for Sidewalk Installation


\*\*\*\*\*  
At the February 2, 1994 Council meeting, questions were presented regarding alternative methods for property owners to pay for sidewalk installation when such improvements are ordered by the Council. Attached is a memo I prepared four years ago which examines these options.

As expressed in that memo, the Streets and Highways Code establishes that the property owner can either pay in cash upfront, the cost of repairs can be assessed against the property as a lien and collected with taxes, or the City is authorized to establish annual installments for a period not exceeding five years for assessments of one hundred dollars or more. These are the only options of which I am aware.

To the best of my knowledge, there is no state law authority which would allow cities to install sidewalks and then put a lien on the property which would be (by agreement of the parties) payable only when the property is sold. Obviously, there could be instances where property would pass from generation to generation without being sold and under which circumstances the City would never collect its lien.

I would be happy to answer specific questions prior to the April 6, 1994 public hearing which has been set on the matter of the Fairmont Avenue properties.

Respectfully submitted,

  
\_\_\_\_\_  
BOB McNATT  
City Attorney

BM:pn

cc: Public Works Director  
SDWLK.PMT/TXTA.01V

**CITY COUNCIL**

**JACK A. SIEGLOCK, Mayor**  
**STEPHEN J. MANN**  
Mayor Pro Tempore  
**RAY G. DAVENPORT**  
**PHILLIP A. PENNINO**  
**JOHN R. (Randy) SNIDER**

# **CITY OF LODI**

**CITY HALL, 221 WEST PINE STREET**  
**P.O. BOX 3006**  
**LODI, CALIFORNIA 95241-1910**  
**(209) 334-5634**  
**FAX (209) 333-6795**

**THOMAS A. PETERSON**  
City Manager  
**JENNIFER M. PERRIN**  
City Clerk  
**BOB McNATT**  
City Attorney

**March 4, 1994**

**Dr. Gordon B. Roget**  
**510 S. Fairmont Avenue**  
**Lodi, CA 95240**

**SUBJECT: Sidewalk Deficiencies on Fairmont Avenue**  
**Between Lodi Avenue and Vine Street**

At its meeting on March 2, 1994, the City Council determined that sidewalk should be installed on those three parcels, on South Fairmont Avenue between Lodi Avenue and Vine Street, which do not now have sidewalk. There will be a public hearing held on April 6, 1994, to give the property owners the opportunity to protest this decision. In conformance with the Streets and Highways Code, ten days prior to that hearing you will receive a Notice to Construct. This notice will also give the time and place of the public hearing. Nothing needs to be done until after the public hearing. If the Council reaffirms its decision, you will have fifty days to start the sidewalk installation.

This letter is being sent to notify you of the Council's decision and the hearing date prior to the official Notice to Construct. You will receive the information that is given to the City Council before the public hearing.

If you have any questions regarding the Council action or the procedure for installation, call Sharon Blaufus at 333-6706.



**Jack L. Ronsko**  
Superintendent of Streets/  
Public Works Director

JLR/SB/rs

cc: **City Manager**  
**[Redacted]**  
**Street Superintendent**

**CITY COUNCIL**

**JACK A. SIEGLOCK, Mayor**  
**STEPHEN J. MANN**  
Mayor Pro Tempore  
**RAY G. DAVENPORT**  
**PHILLIP A. PENNINO**  
**JOHN R. (Randy) SNIDER**

**CITY OF LODI**

**CITY HALL, 221 WEST PINE STREET**  
**P O BOX 3006**  
**LODI, CALIFORNIA 95241-1910**  
**(209) 334-5634**  
**FAX (209) 333-6795**

**THOMAS A. PETERSON**  
City Manager  
**JENNIFER M. PERRIN**  
City Clerk  
**BOB McNATT**  
City Attorney

**March 4, 1994**

**Karen R. Goeschel**  
**2392 Chad Court**  
**Napa, CA 94558**

**SUBJECT: Sidewalk Deficiencies on Fairmont Avenue**  
**Between Lodi Avenue and Vine Street**

At its meeting on March 2, 1994, the City Council determined that sidewalk should be installed on those three parcels, on South Fairmont Avenue between Lodi Avenue and Vine Street, which do not now have sidewalk. There will be a public hearing held on April 6, 1994, to give the property owners the opportunity to protest this decision. In conformance with the Streets and Highways Code, ten days prior to that hearing you will receive a Notice to Construct. This notice will also give the time and place of the public hearing. Nothing needs to be done until after the public hearing. If the Council reaffirms its decision, you will have fifty days to start the sidewalk installation.

This letter is being sent to notify you of the Council's decision and the hearing date prior to the official Notice to Construct. You will receive the information that is given to the City Council before the public hearing.

If you have any questions regarding the Council action or the procedure for installation, call Sharon Blaufus at 333-6706.

  
**Jack L. Ronsko**  
**Superintendent of Streets/**  
**Public Works Director**

**JLR/SB/rs**

**cc: City Manager**  
  
**Street Superintendent**



**CITY COUNCIL**

**JACK A. SIEGLOCK, Mayor**  
**STEPHEN J. MANN**  
Mayor Pro Tempore  
**RAY G. DAVENPORT**  
**PHILLIP A. PENNINO**  
**JOHN R. (Randy) SNIDER**

**CITY OF LODI**

**CITY HALL, 221 WEST PINE STREET**  
**P.O. BOX 3006**  
**LODI, CALIFORNIA 95241-1910**  
**(209) 334-5634**  
**FAX (209) 333-6795**

**THOMAS A. PETERSON**  
City Manager  
**JENNIFER M. PERRIN**  
City Clerk  
**BOB McNATT**  
City Attorney

**March 4, 1994**

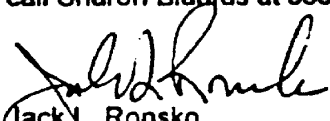
**Frank Heisler**  
**825 S. Fairmont Avenue**  
**Lodi, CA 95240**

**SUBJECT: Sidewalk Deficiencies on Fairmont Avenue**  
**Between Lodi Avenue and Vine Street**

At its meeting on March 2, 1994, the City Council determined that sidewalk should be installed on those three parcels, on South Fairmont Avenue between Lodi Avenue and Vine Street, which do not now have sidewalk. There will be a public hearing held on April 6, 1994, to give the property owners the opportunity to protest this decision. In conformance with the Streets and Highways Code, ten days prior to that hearing you will receive a Notice to Construct. This notice will also give the time and place of the public hearing. Nothing needs to be done until after the public hearing. If the Council reaffirms its decision, you will have fifty days to start the sidewalk installation.

This letter is being sent to notify you of the Council's decision and the hearing date prior to the official Notice to Construct. You will receive the information that is given to the City Council before the public hearing.

If you have any questions regarding the Council action or the procedure for installation, call Sharon Blaufus at 333-6706.

  
**Jack L. Ronsko**  
**Superintendent of Streets/**  
**Public Works Director**

**JLR/SB/rs**

**cc: City Manager**  
**[Redacted]**  
**Street Superintendent**

# CITY OF LODI

CITY HALL, 221 W. PINE ST  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910

MRS. HELEN ZONKEL  
1627 SARATOGA ST.  
LODI CA 95240

---

# CITY OF LODI

CITY HALL, 221 W. PINE ST  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910

LADON G. BADER, ATTORNEY  
1124 W. TOKAY ST.  
LODI CA 95240

1543